

AGENDA

POSEY COUNTY BOARD OF ZONING APPEALS REGULAR MEETING

**THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620**

**JANUARY 11, 2024
5:00 P.M.**

ROLL CALL ROLL CALL OF MEMBERS TO ESTABLISH A QUORUM PRESENT.

APPROVAL OF MINUTES: APPROVAL OF MINUTES FROM DECEMBER 14, 2023 MEETING AS EMAILED.

ELECTION OF OFFICERS 2024

ATTORNEY 2024

RULES OF PROCEDURE

APPROVE 2024 MEETING DATES

DESIGNATED NEWSPAPER

SPECIAL USE:

DOCKET NO: 23-15-SU-BZA
APPLICANT: Stephen E. Utley
OWNER: Stephen E. & Mary E. Utley
PREMISES: Section 6, Township 7 South, Range 12 West in Marrs Township, Posey County, Indiana, containing 0.33 acres, more or less. More commonly known as Harbortown Lot 44, Mt. Vernon, Indiana. (Complete legal description on file on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Special Use to place a residential storage shed in an A (Agricultural) Zoning District per Section 153.032 (B)(2) Use Unit 2 Areawide Special Exception Uses, Section 153.147 (B) (14) Residential Storage Structure of the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County.

VARIANCE:

DOCKET NO: 23-18-V-BZA
APPLICANT: Tracy Russell
OWNER: DTR Investments, LLC
PREMISES: Part of the Northeast Quarter of the Northwest Quarter of Section 21,

Township 5 South, Range 12 West, in Robinson Township, Posey County Indiana. More commonly known as 8480 Hwy 66, Wadesville, IN.
(Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests Variances for proposed Parcel #2, reduction of the required lot width from 100 feet to 70.3 feet per Section 153.089(A)(2)(a), reduction of the east side yard from 20 feet to 12.8 feet per 153.089(B)(2)(c), reduction of the west side yard from 10 feet to 0 feet per 153.089(B)(2)(a), and reduction of the south rear yard from 20 feet to 17.9 feet per 153.089(B)(3)(b). Variance for proposed Parcel # 1, reduction of the east side yard from 10 feet to 0 feet per 153.089(B)(2)(a) in a B-3 Commercial High Intensity Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County

VARIANCE:

DOCKET NO: 23-19-V-BZA
APPLICANT: Klipschs Coffee, LLC by Ben Klipsch
OWNER: Roger Wallace Etal
PREMISES: Lots Seventy (70), Seventy-one (71) and Seventy-two (72) in Jones Enlargement to the City of Mt. Vernon, as per plat thereof, recorded in Deed Record 41. Page 432 in the Office of the Recorder of Posey County, Indiana. More commonly known as 1101 E 4th Street, Mt. Vernon, IN 47620. Containing 0.479 acre more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for proposed dumpster enclosure in front yard per 153.086 (E)(1)(b) in a CG Commercial General Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County

VARIANCE:

DOCKET NO: 23-20-V-BZA
APPLICANT: Klipschs Coffee, LLC by Ben Klipsch
OWNER: Roger Wallace Etal
PREMISES: Lots Seventy (70), Seventy-one (71) and Seventy-two (72) in Jones Enlargement to the City of Mt. Vernon, as per plat thereof, recorded in Deed Record 41. Page 432 in the Office of the Recorder of Posey County, Indiana. More commonly known as 1101 E 4th Street, Mt. Vernon, IN 47620. Containing 0.479 acre more or less. (Complete legal description is on file at the Posey County Area Plan Commission Office).

NATURE OF CASE: Applicant requests a Variance for off-street parking inside rear yard per 153.087(B)(3)(b) in a CG Commercial General Zoning District under the Zoning Ordinance of the City of Mt. Vernon, Town of Cynthiana, Town of Poseyville and Unincorporated Posey County

ADDITIONAL BUSINESS

CITIZEN CONCERN

ADJOURNMENT